

**TOWN OF DAVIE
PLANNING AND ZONING DIVISION
PLANNING REPORT**

June 29, 1999

SITE PLAN: Emerald Isles Estates SP 5-11-99

APPLICANT: **Petitioner:** Associated Engineers and Surveyors, Inc.
Owner: Emerald Springs Homes of Davie, Inc.

ANALYSIS: **Land Use/Zoning:** Residential (1du/ac) A-1
Location: SW 130th Avenue., Approximately 2,500 ft. North of
SW 29th street.

The subject site is a 40.29 acre parcel located on the west side of SW 130th Ave. The applicant requests approval of a single-family residential development containing 38 custom built homes. The site plan proposes 38 lots with a minimum lot size of 35,000 sq ft. and a 4.75 acre centrally located lake.

Landscaping will be provided from the typical on lot Landscape Plan. Live Oaks will be provided as street trees on individual lots. The east perimeter landscaping and wall feature has been previously approved.

Access is provided through a gated entryway via SW 130th Avenue.

PLANNING AND ZONING DIVISION RECOMMENDATION: **APPROVAL** subject to the following:

1. Provide setback dimensions from the lake top of bank to proposed structures. (minimum 20 feet)
2. Showing the minimum 125' radius for all curvilinear lots to meet with the minimum lot frontage requirement.
3. Providing the street trees on the site plan at 1 tree per 60 lf of frontage for all lots over 125' of street frontage. These trees shall be in addition to the on lot requirements.
4. Providing caliper inch specifications on the typical lot tree list.
5. Providing detail of the proposed entry gates.

6. Providing documentation to verify the existing 30' recreational trail easement prior to the issuance of a building permit.
7. Providing ground material and irrigation for the 30' recreational trail.
8. Providing the following additional notes on the site plan:
 - a. Removal of the required street trees shall not be permitted.
 - b. Fences or enclosures may not encroach into recreational or landscape easements.

SITE PLAN COMMITTEE RECOMMENDATION: Motion to recommend **APPROVAL** subject to the planning report items one through eight and amended to reflect that item seven, irrigation and groundcover for the 30' recreational easement would be provided incrementally as the houses were constructed and certificates of occupancy were issued(4-0, Mr. Engel absent) June 29, 1999.

EXISTING ZONING: A-1

LAND USE DESIGNATION: Residential-Estates

TOWN OF DAVIE USE ONLY

SITE PLAN NO. 5-11-99

FEE 720.00

RECEIPT NO. 7576

**TOWN OF DAVIE
SITE PLAN APPLICATION**

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)
Make Checks Payable to **TOWN OF DAVIE**

DATE FILED: 05/12/99

NON-RESIDENTIAL: _____

RESIDENTIAL SITE PLAN: Yes

FLOOR AREA: _____

NO. OF UNITS: Custom-made homes

PETITIONER: Associated Engineers and Surveyors, Inc.

ADDRESS: 5450 Griffin Road, Davie, FL 33314

PHONE: (954) 584-6969
-6880

RELATIONSHIP TO PROPERTY: Agent

OWNER: Emerald Springs Homes of Davie, Inc.

ADDRESS: 2556 University Dr., Coral Springs, FL 33065

PROJECT NAME/SUBDIVISION NAME: Emerald Isles Estates

PROJECT ADDRESS: ¹⁷⁰¹ S.W. 130th Ave., (approximately 2,500 ft. North of S.W. 120th Ave.)

LEGAL DESCRIPTION: All of "June Grove", according to the Plat thereof as recorded in Plat Book 150, Page 3 of the Public records of Broward County, Florida.

ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING

OFFICE USE ONLY

TREE SURVEYS _____ NUMBER OF PLATS 3 NUMBER OF SURVEYS 3

APPROVE AS TO FORM: Scott DATE: 5-18-99

DEVELOPMENT REVIEW COMMITTEE DATE: 6/22/99

SITE PLAN COMMITTEE MEETING DATE: 8/10/99

TOWN COUNCIL MEETING DATE: _____

Emerald Springs Homes of Davie, Inc.
OWNER'S NAME(S)
Samuel Schachter
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN) By: Samuel Schachter, President
2556 University Drive
ADDRESS
Coral Springs, FL 33065
CITY, STATE, ZIP
(954) 753-0170
PHONE

The foregoing instrument was acknowledged before me this 12th day of May, 1999, by Samuel Schachter, President who is personally known to me and who has produced

~~and who has produced~~ and who did take an oath.

NOTARY PUBLIC:

Sign: Laura E. Hawks

Print: Laura E. Hawks

My Commission Expires:

OFFICIAL NOTARY SEAL
LAURA E HAWKS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC799985
MY COMMISSION EXP. JAN. 30, 2003

Associated Engineers
of South Florida, Inc.
PETITIONER'S NAME
Gustavo X. Aguirre
PETITIONER'S SIGNATURE
By: Gustavo X. Aguirre, President
5450 Griffin Road
ADDRESS
Davie, FL 33314
CITY, STATE, ZIP
(954) 584-6880
PHONE

The foregoing instrument was acknowledged before me this 12th day of May, 1999, by Gustavo X. Aguirre, Pres. who is personally known to me and who has produced

~~and who has produced~~ and who did take an oath.

NOTARY PUBLIC:

Sign: Laura E. Hawks

Print: Laura E. Hawks

My Commission Expires:

OFFICIAL NOTARY SEAL
LAURA E HAWKS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC799985
MY COMMISSION EXP. JAN. 30, 2003

OFFICE USE ONLY

